PD Modification Application:	PRS 26-0612
Zoning Hearing Master Date:	N/A
BOCC Land Use Meeting Date:	May 12, 2026

Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant:	Keel Farms Inc.
FLU Category:	RES-1
Service Area:	Rural
Site Acreage:	27.17
Community Plan Area:	None
Overlay:	None

Introduction Summary:
PD 14-0533 was approved in 2014 to allow a winery, farm related microbrewery, and other winery/microbrewery related uses. The project was permitted a maximum 3,780 square foot building for various uses related to the winery and microbrewery, including retail and event/entertainment uses. The applicant is requesting a minor modification to remove transportation requirements and remove parking restrictions for the parking area located on folio# 81328.0000. Parking on this lot is currently restricted to Fridays, Saturdays, and Sundays.

Existing Approval(s):	Proposed Modification(s):
1. Property identified as Folio# 81328.0000 is permitted off-site parking, but is restricted to Fridays, Saturdays, and Sundays 2. Condition #31: Parking study required at time of construction 3. Condition #32: Trip generation and site access analysis required with each increment of development 4. Condition #33: Improvements to Thonotosassa Road required 5. Condition #34: Improvements to N Forbes Road 6. Parking lot on Folio #81328.0000 is required to be paved	1. Property identified as Folio# 81328.0000 is permitted off-site parking daily. 2. Condition #31: Remove from conditions of approval 3. Condition #32: Remove from conditions of approval 4. Condition #33: Remove from conditions of approval 5. Condition #34: Remove from conditions of approval 6. Parking lot on Folio #81328.0000 not required to be paved.

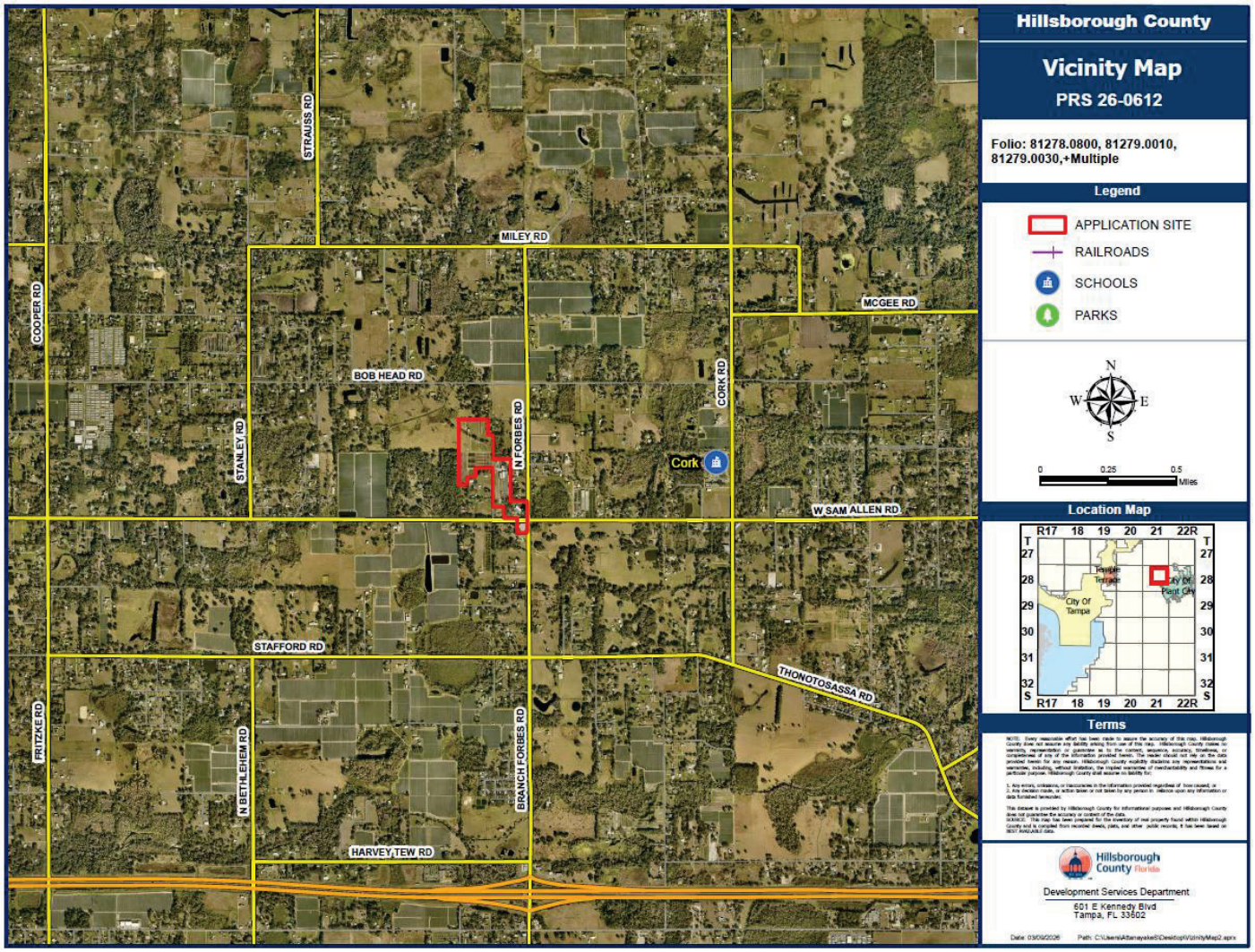
Additional Information:	
PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	None Requested as part of this application

Planning Commission Recommendation:	Development Services Recommendation:
N/A	Not Approvable

Template created: 8-17-21

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

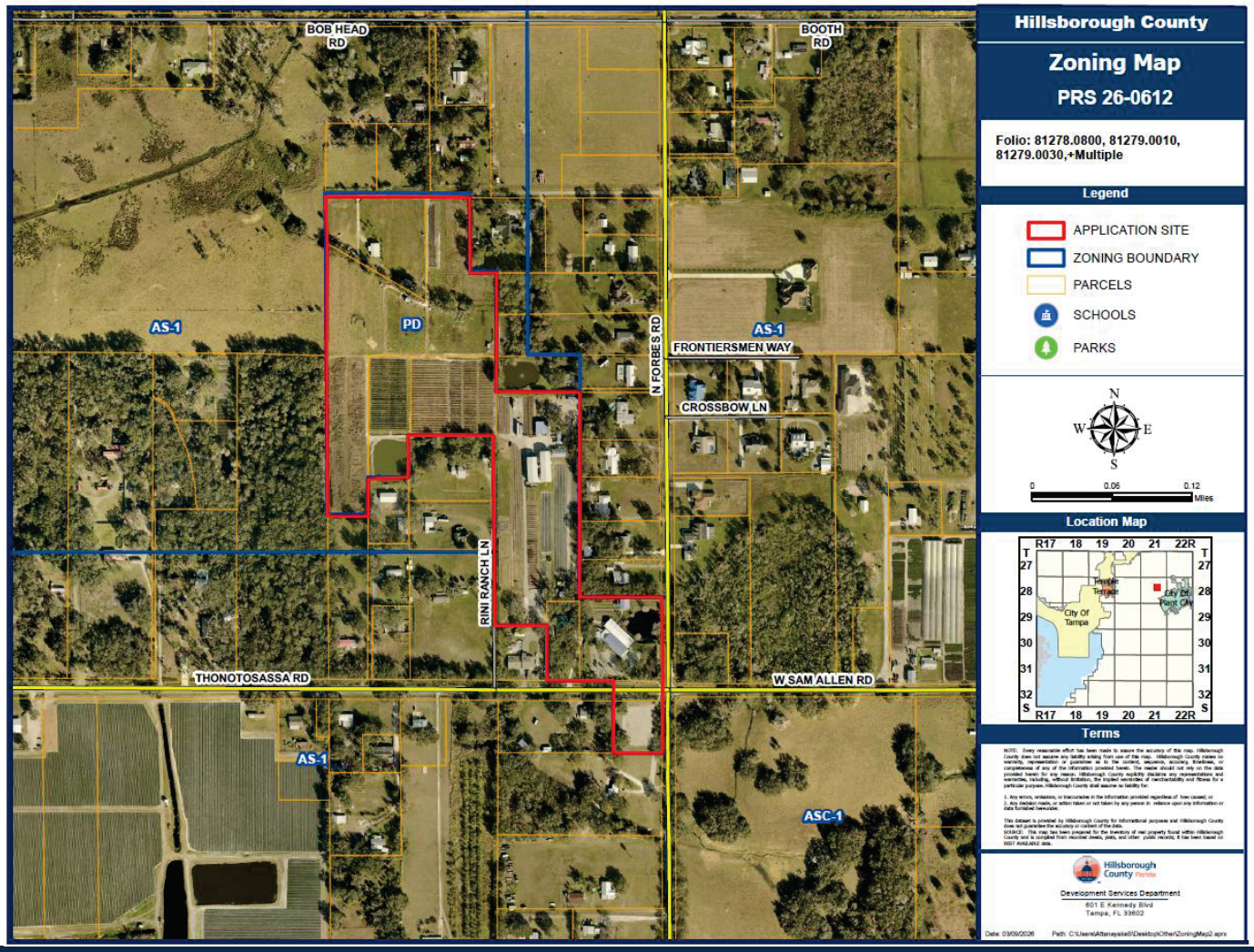


Context of Surrounding Area:

The site is located in a rural area, north of Interstate 4 in eastern Hillsborough County. Surrounding area consists of residential single-family and agricultural uses. The dominant zoning in the area is agricultural, primarily AS-1 and ASC-1.

2.0 LAND USE MAP SET AND SUMMARY DATA

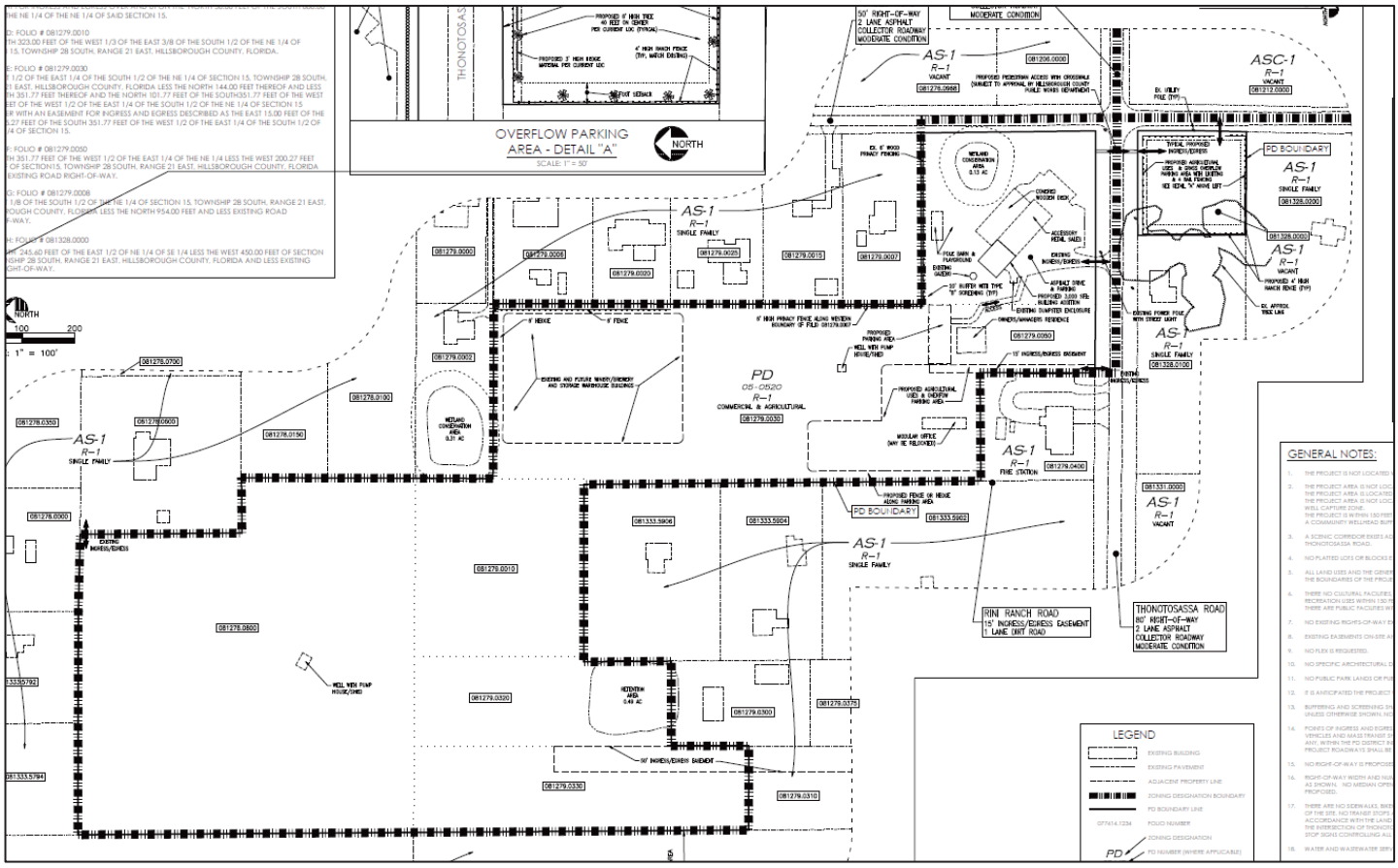
2.2 Immediate Area Map



Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-1	1 unit per acre	Agriculture / Single-Family Conventional	Single-Family Conventional
South	AS-1	1 unit per acre	Agriculture / Single-Family Conventional	Single-Family Conventional / Government
East	AS-1	1 unit per acre	Agriculture / Single-Family Conventional	Single-Family Conventional
	ASC-1	1 unit per acre	Agriculture / Single-Family Conventional	Agriculture
West	AS-1	1 unit per acre	Agriculture / Single- Family Conventional	Single Family

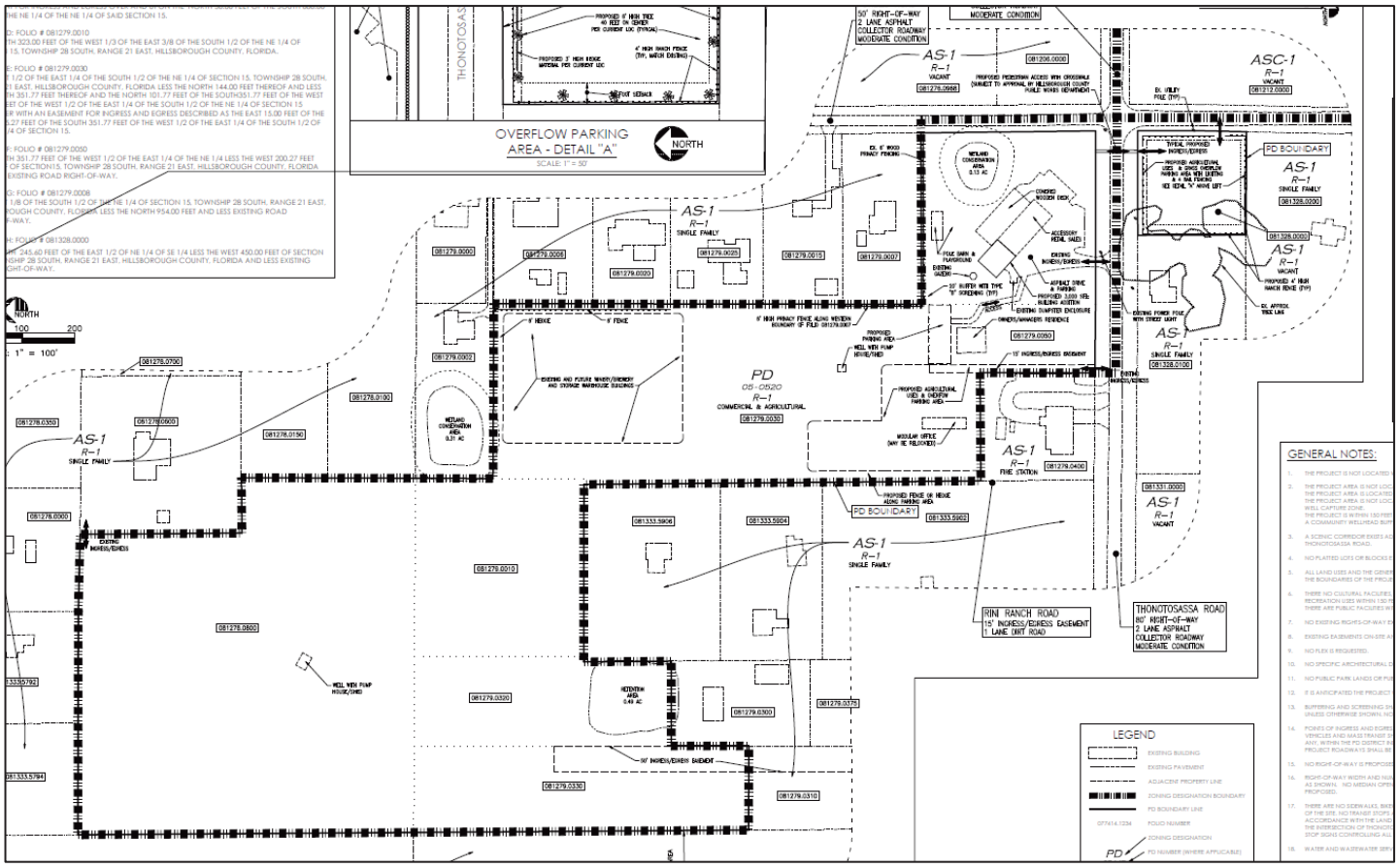
2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	**Classification**	**Current Conditions**	**Select Future Improvements**
Thonotosassa Rd	County Collector - Rural	2 Lanes ☒Substandard Road ☐Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other (TBD)
N. Forbes Rd	County Collector - Rural	2 Lanes ☒Substandard Road ☐Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other (TBD)

Project Trip Generation ☐Not applicable for this request			
	Average Annual Daily Trips	**A.M. Peak Hour Trips**	**P.M. Peak Hour Trips**
Existing	726	65	61
Proposed	726	65	61
Difference (+/-)	+0	+0	+0

*Trips reported are based on gross external trips unless otherwise noted.

Connectivity and Cross Access ☐Not applicable for this request				
Project Boundary	**Primary Access**	**Additional Connectivity/Access**	**Cross Access**	**Finding**
North		Pedestrian	None	Meets LDC
South	X	Pedestrian & Vehicular	None	Meets LDC
East		Vehicular	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☒Not applicable for this request		
Road Name/Nature of Request	**Type**	**Finding**
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	Wetlands present
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☒ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area	☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☒ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other			
Public Facilities:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Service Area/ Water & Wastewater ☐Urban ☐ City of Tampa ☒Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Hillsborough County School Board Adequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A Inadequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	N/A
Impact/Mobility Fees NA				
Comprehensive Plan:	**Comments Received**	**Findings**	**Conditions Requested**	**Additional Information/Comments**
Planning Commission ☐ Meets Locational Criteria ☒N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A	☐ Yes ☐ No	☐ Inconsistent ☐ Consistent	☐ Yes ☐ No	N/A

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject site operates primarily as a winery and farm related microbrewery. Accessory to this use includes a "retail building" which permits sales of the operation's wine and beer products, sales of specialty items related to the winery (jams, jellies, syrup, etc.), tastings, entertainment, wedding receptions, and meeting spaces for civic/business uses. The hours of operation for the retail building are restricted to 10:00am – 11:00pm on Fridays and Saturdays and 11:00am – 9:00pm on Sundays through Thursdays. The minor modification proposes removing parking restrictions to the southern off-site parking area to allow parking on all days of the week. Current conditions restriction parking on this lot to Fridays, Saturdays, and Sundays, with no time restrictions. This was implemented to coincide with the restrictions on the hours/days of operation for entertainment uses utilizing the on-site retail building and outdoor deck. While the proposal seeks to remove the restrictions from the parking lot, the entertainment uses would still be restricted to Fridays, Saturdays, and Sundays.

Restrictions on the hours and days of operation were originally imposed to address noise concerns raised by the surrounding community. Removal of the restrictions would allow the winery to utilize the parking lot on all days of the week. The parking lot is adjacent to residential uses to the south and west. Buffer and screening requirements for the parking lot include a 10' buffer to the south and a 20' wide buffer to the west, both requiring a 4' high split rail fence, 10' tall trees every 40 feet, and hedges. No changes to the buffer and screening are requested. With no changes to the hours of operation to the permitted uses and buffer and screening requirements, we do not have an objection to allow the parking lot to be utilized for all days of the week, provided related conditions of approval were to be complied with.

In addition to the parking restrictions, the modification also seeks to remove the requirement of paving the overflow parking lot at the southwest corner of Forbes Road and Thonotosassa Road. The PD is subject to compliance with Land Development Code Section 6.05.02.K which require parking lots to be constructed with a durable and dustless surface. No justification has been provided to remove this requirement. Staff notes the regulation provides staff with flexibility on acceptable treatment options to meet the requirement for a durable and dustless surface and allows for exemptions from the requirement for parking lots that are seasonal or not active on a daily basis. With removal of the restriction on when the overflow parking lot can be utilized thereby allowing daily use of the parking lot and lack of justification from the applicant, staff does not support exemption from this requirement.

With this minor modification the applicant proposes to modify Condition 30 to state "all parking required for the property within the PD 14-0533 boundary will be provided within the PD 14-0533 boundary", to remove the requirement to submit a complete parking study at the time of plat/site construction (reference Condition 31), to remove the deferment of the required site access analysis to the time of plat/site construction (referenced Condition 32), to remove the deferment of the requirement to address the substandard roadway conditions of both Thonotosassa Rd. and N. Forbes Rd. in a matter that satisfies the DRPM (referenced Conditions 33 and 34) to the time of plat/site construction, to modify condition 12 to remove the restriction which limits the existing adjacent overflow parking lot under folio no. 81328.000 to only be used on Fridays, Saturdays, and Sundays, and requests for this adjacent parking lot to remain in it's current unpaved state. Staff has reached out to the applicant for additional information and clarification on how the applicant intends to satisfy these LDC and DRPM requirements. To date, no responsive answer has been received. Without this additional information staff will not be able to support this request to remove the subject conditions. See Section 9.0 of this report for full Transportation Review.

5.2 Recommendation

Based on these considerations, staff finds the proposed Personal Appearance, not approvable.

6.0 PROPOSED CONDITIONS

N/A

Zoning Administrator Sign Off:	J. Brian Grady

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

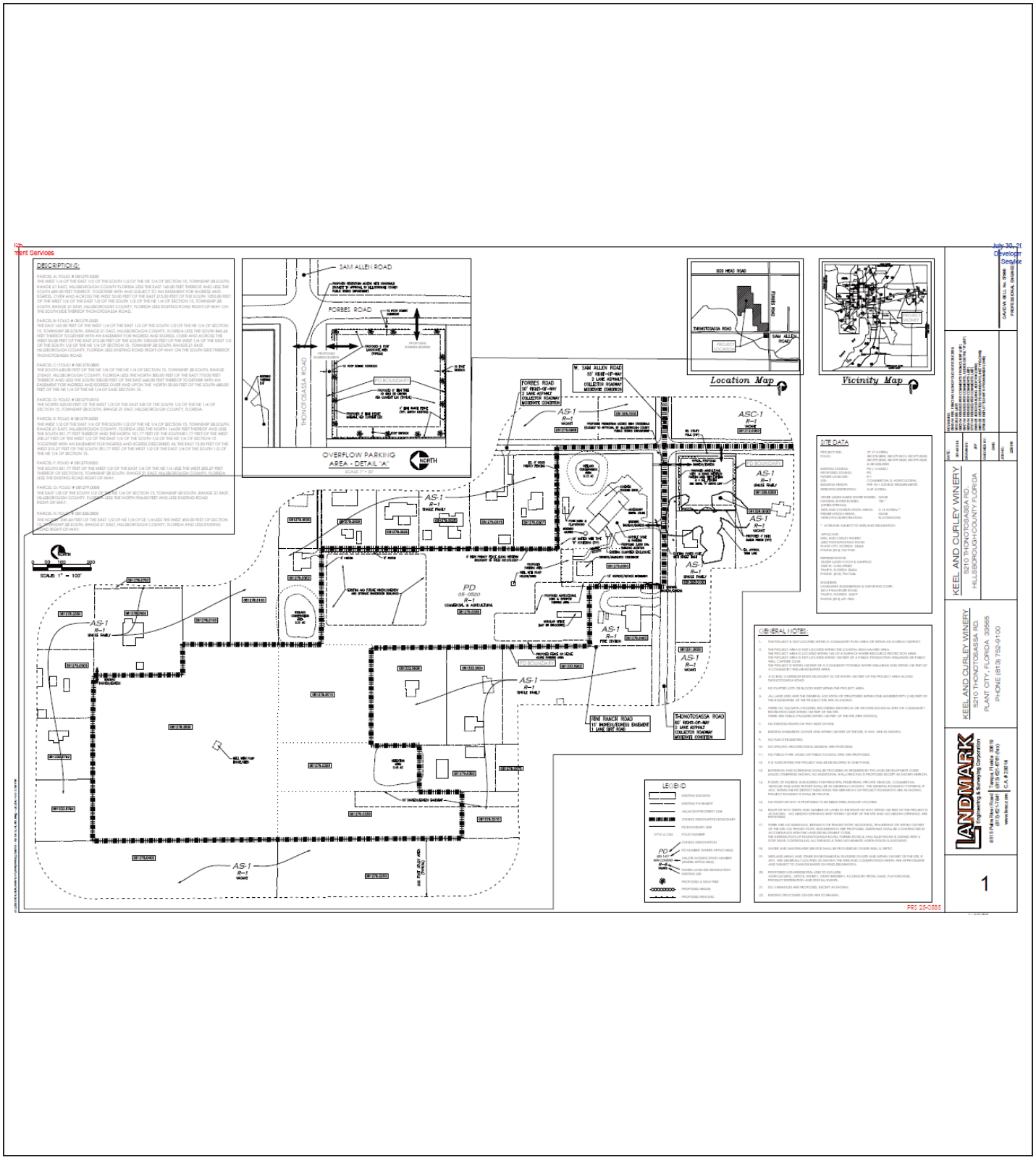
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Agency	Number	Violation	Status
Code Enforcement*			
☒ None current or pending			
☐ Violation(s)			
Building Code Compliance*			
☒ None current or pending			
☐ Violation(s)			
Natural Resources*			
☒ None current or pending			
☐ Violation(s)			
EPC*			
☐ None current or pending			
☐ Violation(s) ☒ Warning(s)	2025-0222W	Warning Notice: alleged violation of permit conditions and exceedances of groundwater water quality rules.	On-going

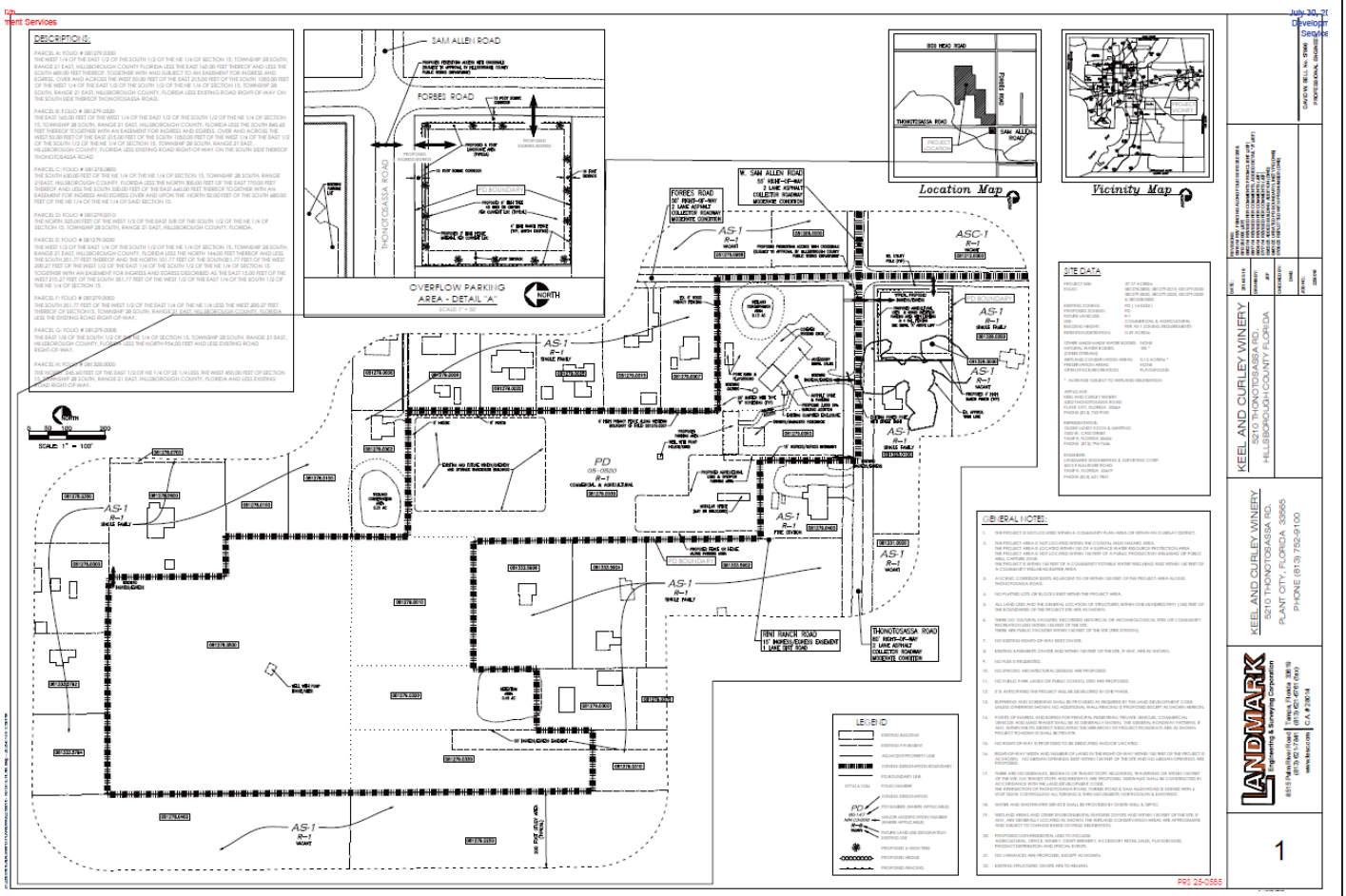
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department	DATE: 04/28/2026
REVIEWER: Sarah Rose, Senior Planner	AGENCY/DEPT: Transportation
PLANNING AREA: East Rural	PETITION NO: 26-0612

- [ ] This agency has no comments.
- [ ] This agency has no objection.
- [ ] This agency has no objection, subject to the listed or attached conditions.
- [x] This agency objects for the reasons set forth below.

RATIONAL FOR OBJECTION

1. The applicant is requesting to remove Condition No. 31, which would require a complete parking study to be submitted at the time of site/construction plan review to determine "…the current parking needs of the project in its entirety (i.e. the parking demand for existing and proposed development)…" . Condition No. 31 was previously approved in order to address parking issues occurring at and near the subject site, calculate parking requirements to ensure that adequate parking is provided for both daily operations and the festivals/special events hosted on-site. Given the subject sites history of failing to contain parking within the PD, such study is needed to not only evaluate compliance with parking-related provisions the Land Development Code (LDC) to support routine operations, but also to evaluate whether there is sufficient code-compliant overflow parking for special events.

2. The 3,000sqft addition approved under the most recent PD modification (25-0585) is to be constructed within an area currently designated to serve as on-site parking, further reducing the existing level of parking (which already does not appear to be sufficient) while also increasing parking demand.

3. During the 25-0585 modification, the applicant's representatives previously confirmed that adjacent folio 8128.0200 (located outside of the PD) was being used to provide additional parking for the subject site. As was discussed during the previous zoning efforts, use of such parcel violates certain aspects of the LDC governing permissible zoning designations of such off-site parking, as well as other specific regulations relating to the design/configuration of such off-site parking (reference Section 6.05.02.D.2.). In response, applicant committed to cease utilizing the adjacent parcel for additional parking and replenish the required fencing and landscape buffer.

4. At a recent visit to the site during a special event, staff observed that parking for the subject use continues to occur within the adjacent lot (folio 8128.0200). The use is also utilizing parking within an additional lot located to the south of the subject site (within folio 81328.3200). This indicates that the existing on-site parking supply are insufficient to accommodate the site's operational needs and/or event-related demand. A Google Earth aerial dated October 24th, 2025 (provided below), illustrates the use of these adjacent

properties for unauthorized parking, and that such use continued subsequent to the last zoning modification. The red shaded area outlines the current PD boundary.

5. Staff have reached out to the applicant multiple times to inquire why such required studies/information has not been received, and the applicant's rationale as to why removal of this condition is supportable, and to request clarification regarding how the applicant plans to ensure that the subject site is provides adequate parking for both daily operations and festivals/special events hosted onsite. To date, no studies nor responsive answer has been received. As such, staff cannot support the removal of this condition.

6. The applicant is requesting to remove Condition No. 32, which requires the developer to "…submit a trip generation and site access analysis which analyzes total project trips and which shall be used to determine whether turn lanes are required pursuant to…" the Land Development Code. This condition was placed on the zoning to permit the required site access analysis to be deferred to the site/construction plan review stage. Besides being a requirement of the Development Review Procedures Manual (DRPM), such condition is necessary to evaluate whether turn lanes are required, as well as provides information necessary for the County Engineer to evaluate substandard road conditions and whether

any improvements may be needed/appropriate (both in the regular daily scenario and during any special events).

7. Staff has reached out to the applicant multiple times to inquire as to its rationale for elimination of the condition, and no responsive answer was received. It is unclear if this is an attempt to pre-emptively eliminate any required turn lanes by eliminating a requirement to study its project impacts. Staff notes that where such parking is located (and the nature of such parking, i.e. regular or overflow) is critical to evaluating site access needs (if any). It is appropriate and customary for an applicant to first conduct a study to determine whether turn lanes are required before seeking a waiver to a required turn lane. Such waiver would be in the form of a Section 6.04.02.B. Administrative Variance, whereby the County Engineer must make three findings for such variance to be granted. Perhaps the most important required finding is that the variance would not impact the public health, safety, and welfare. Without the required analysis and an analysis of crash history and other relevant factors, it is impossible to make such determination. Given the above, staff cannot support removal of this condition.

8. The applicant is requesting to remove Condition No. 33 and No. 34, which permit the deferment of the requirement outlined in the LDC and DRPM to address the substandard roadway conditions of both N. Forbes Rd. and Thonotosassa Rd. respectively.

9. N. Forbes Rd. and Thonotosassa Rd. have been identified as 2-lane, substandard, rural, undivided, county-maintained, collector roadways. In accordance with the DRPM and Section 06.04.03.L of the LDC, the project is required to *"...improve the roadway network between each project access and the nearest standard roadway, which may be require the developer to dedicate or otherwise obtain additional right-of-way",* apply for a 6.04.02.B administrative variance, or improve the roadway to a lesser standard by seeking a Design Exception in accordance with the Transportation Technical Manual/ Transportation Design Manual. Under the most recent modification to the PD (25-0585), the developer elected to defer addressing this issue to the time of plat/site construction (as is permitted pursuant to current practice); however, staff cannot support the removal of this condition without addressing it in one of the three permitted avenues To date, no responsive answer has been received, and the applicant has not submitted an AV or DE to waive such required improvements.

10. Lastly, the applicant is requesting to allow for the lot under Folio No. 81328.0000 permitted for off-site parking to *"....remain in it's current state of repair and not to be required to be paved"*.

11. Section 6.05.02.K of the LDC requires paving for minimum required parking (i.e. parking used on a frequent basis). Paving is required in order to provide a surface suitable for the quality and type of traffic using it, help control erosion (which can lead to unnecessary and costly ditch maintenance and increase the potential for clogging of systems and flooding surrounding areas, particularly during storm events), prevent air quality issues and other impacts to adjacent properties from dust. Unpaved parking areas generally inhibit the ability to permanently delineate parking spaces as required per the LDC, resulting in reduced parking efficiency and lower overall utilization of the lot.

12. Staff have reached out to the applicant multiple times to request clarification regarding how the subject site will comply with 06.05.02. of the LDC given this request. To date, no responsive answer has been received.

13. Under the 25-0585 conditions, this lot was restricted as an overflow lot only to be used on weekends, and as such staff was able to support the adjacent parking lot to remain un-paved in accordance with the occasional use standards per LDC Sec. 6.05.02.K.2. and Sec.6.05.02.K.3. As the applicant is requesting to modify Condition No. 12 to remove this restriction, the parking area cannot remain in its current unpaved condition.

14. While staff does not object to the removal of the weekend-only overflow restriction; traffic impacts from such change must be studied, and the lot must be retrofitted to comply with Section 06.05.02 of the LDC regarding required parking surface standards, unless an alternative material is proposed consistent with Section 06.05.02.K of the LDC which meets the performance standards contained therein.

15. Staff have reached out to the applicant multiple times requesting clarification regarding how the subject site will comply with the requirements outlined in Section 06.05.02. of the LDC or whether an alternative surface material is being proposed. To date, no responsive answer or sufficient documentation demonstrating compliance with this requirement has been received. Without this additional information, staff cannot support the condition change as proposed.

16. Given the above issues, there is insufficient information in the record to allow staff to fully evaluate the requested changes, and as such, staff recommend denial of the subject rezoning as presented.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS) to approved Planned Development (PD) 14-0533, most recently modified by PRS 25-0585, which is currently approved for a manufacturing farm, farm related micro-brewery, winery, special event venue, 3,780sqft of sit-down restaurant with an attached outdoor deck and accessory retail sales of products associated with the winery, and 3,000sqft of support operational uses such as a kitchen area and staff space. With this modification, the applicant is requesting to modify Condition No. 12 to remove the restriction limiting the off-site parking area to Friday–Sunday use, thereby allowing the lot to be utilized for additional parking on a full-time basis thereby permitting full-time use of the lot for additional parking, modify the language of Condition No. 30 to remove "subject site will be contained within the subject site" and include "property within the PD 14-0533 boundary will be provided within the PD 14-0533 boundary", to remove Condition No. 31 which would require the developer to complete and provide a parking study for the subject site at the time of plat/site construction, to remove Condition No. 32 which would require the developer to complete and provide a site access analysis for the subject site at the time of plat/site construction, to remove Condition No. 33 and No. 34 which would require the developer to address the substandard roadway conditions of Thonotosassa Rd. And N. Forbes Rd. respectfully at the time of plat/site construction, lastly the applicant requests to waive the

requirement to pave and strip the existing off-site dirt parking lot as required by Section 06.05.02.K of the LDC if the off-site parking lot is permitted for full-time use. The future land use is Residential -1 (R-1).

Trip Generation Analysis

While the proposed modification would not result in any additional entitlement, previous zoning efforts deferred study to the site/construction plan review phase, and staff notes no analysis was submitted as a part of this modification request. Staff's objection to this, based upon proposed changes to the transportation study requirement are outlined hereinabove. Staff have prepared a comparison of the trips potentially generated under the existing designations utilizing a generalized worst-case scenario for informational purposes. The data presented below is based on the *Institute of Transportation Engineers' Trip Generation Manual, 12th Edition*.

Staff notes that the following trip generation analysis does not account for additional approved uses within the subject Planned Development, such as the special event venue, winery/micro-brewery, or agricultural related uses which could generate significant additional trips. The County's current methodology for evaluating special event venues, which differs from the methodology in place at the time of the original Planned Development approval, requires information such as the maximum number of vehicles permitted per event and the duration of such events to facilitate a comprehensive analysis. This information was not provided, and so staff are unable to analyze those impacts.

Existing PD Modification Area Zoning Entitlements:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Sit Down Restaurant (ITE 932) 6,780sqft	726	65	61

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on N Forbes Rd. and Thonotosassa Rd.

N Forbes Rd. is a 2-lane, undivided, substandard county maintained, rural collector roadway. The roadway is characterized by +/- 11ft travel lanes, no bike lanes or sidewalks on either side of the roadway within the vicinity of the project, and within +/- 60ft of the right of way.

Thonotosassa Rd. is a 2-lane, undivided, substandard county maintained, rural collector roadway. The roadway is characterized by +/- 11ft travel lanes, +/- 4ft paved shoulders on both sides of the roadway, no bike lanes or sidewalks on either side of the roadway within the vicinity of the project, and within +/- 47ft of the right of way.

SITE ACCESS

The existing Planned Development is approved for one full access connection onto Thonotosassa Road and one full access connection onto N Forbes Road from the parcel under Folio No. 81328.0000.

Concurrent with the next increment of development, the applicant will be required to close and remove any connections not displayed and approved on the PD site plan.

REQUEST TO MODIDY EXISTING CONDITION NO. 30

Condition No. 30 was written into the existing conditions of approval to address the issue of adjacent lots (not within the PD) being utilized as supplemental parking areas for the subject site.

Section 06.05.02.D requires all parking required parking spaces to be located *"... on the same zoning lot as the principal use(s)"* and to be located *"within 300 feet walking distance of a public entrance to the structure or land area containing the use for which such spaces are required. A safe, direct, attractive, lighted and convenient pedestrian route shall exist or be provided between the off-site parking and the use being serve".* If the applicant wished to continue with the current parking arrangement, the option of modifying the PD to include this parcel. The applicant did not elect to do so.

With this application the applicant is proposing to modify Condition No. 30 to remove the passage "subject site will be contained within the subject site" and include "property within the PD 14-0533 boundary will be provided within the PD 14-0533 boundary". Staff assumes this to mean that all parking will be contained within the site and that the applicant will no longer utilize adjacent lots for additional parking. Staff reached out to the applicant for clarification to confirm this assumption. To date, no responsive answer has been received. Under this assumption staff does not object.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for Thonotosassa Road and N. Forbes Road are reported below.

Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Thonotosassa Road	McIntosh Road	Branch-Forbes Road	C	B
N. Forbes Road	Thonotosassa Road	Thonotosassa-Sam Allen Road	C	C

Source: 2024 Hillsborough County Level of Service (LOS) Report

APPLICANT PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted March 5, 2026

1. The site shall be developed in accordance with AS-1 design standards, or as shown on the site plan. The project shall be approved for AS-1 zoning district uses, including a winery and farm related microbrewery (as defined below). The sale of alcohol is limited to beer and wine produced by the winery and microbrewery only. No liquor sales shall be permitted.

    1.1 The farm related microbrewery is defined as an establishment, located wholly on a farm, for the manufacture of malt liquors, such as beer and ale, using grains produced in other regions and other ingredients produced primarily on the farm or in the State of Florida. Production for the farm related microbrewery shall be limited to 250,000 gallons per year.

    1.2 The owner or operator of the microbrewery shall maintain records to verify that the total annual production of the malt liquors shall not exceed 250,000 gallons per year. The records shall be preserved for a minimum of three years. Within 14 days of a request by Hillsborough County, the owner or operator of the microbrewery shall provide a summary production report for review to verify the production for the period of time requested by Hillsborough County. The report shall include a signed affidavit from the owner or operator, or the accountant who prepared the report, attesting to its accuracy. If Hillsborough County determines the report needs further verification, an Independent Certified Audit shall be provided by the owner or operator at his expense in a timely manner. Failure to provide the required report and/or Independent Audit when requested or failure of the owner or operator to adequately demonstrate that the production is less than 250,000 gallons per year shall constitute grounds for the prosecution of a zoning violation on the property on which the microbrewery operates.

2. Alcoholic beverage permits shall be required to be obtained and maintained in accordance with LDC 6.11.11 and applicable State of Florida regulations for the sale of wine and beer, on-site consumption of wine and beer and manufacturing and distribution of wine and beer.

3. Buildings associated with the winery shall meet the setbacks and building heights of the AS-1 zoning district. Buildings associated with the microbrewery shall maintain a minimum setback of 20 feet where adjacent to a single-family use or agricultural use and 50 feet from any right of way. The maximum building height shall be 50 feet. All buildings shall be located within the "Existing and Future Winery/Brewery and Storage Warehouse Buildings" building envelope shown on the site plan.

4. The project shall be permitted a maximum 3,780 square foot building and attached outdoor deck (as depicted on the site plan) for the following uses: accessory retail sales associated with the winery and microbrewery; tastings and entertainment; wedding receptions; and use by groups such as local clubs, businesses and civic groups for events and meetings. The permitted building shall also permit the sales of products associated with the winery and microbrewery, such as, but not limited to, jams, jellies, syrups and specialty retail items associated with the uses. The project shall be permitted an additional 3,000 square foot building addition (as depicted on the site plan) for support operations, including office, storage, employee space, and kitchen. No portion of this addition shall be permitted for occupancy by members of the public.

5. Hours of operation for the retail building and attached outdoor deck (as depicted on the site plan) shall be as follows: 10:00am-11:00pm on Fridays and Saturdays and 11:00am-9:00pm on Sundays through

Thursdays. Entertainment held on the outside deck (as depicted on the site plan) shall be subject to the operational restrictions found within conditions 10 and 11.

6. In the event the winery ceases operating, no retail sales of beer, wine, related products or the uses specified in condition 4 shall be permitted. In the event the farm ceases operating, no farm related microbrewery shall be permitted.

7. The following setback and height restrictions shall apply to the retail sales building:

Minimum Side Setback:	15 feet
Minimum Front Setback:	50 feet
Minimum Rear Setback:	50 feet
Maximum Building Height:	50 feet

8. Weddings and receptions are permitted on the site within the southeast portion of folio 81279.0030 which is east of folio 81279.0050. No other areas of the property shall be utilized for weddings and/or receptions. Weddings shall be limited to no more than four per month. In addition, no weddings or related receptions shall occur on the property past 8:00 pm.

9. Outdoor festivals shall be allowed, provided the following are met:

   9.1 No such outdoor festival shall be more than two (2) days long, except the site's yearly "Blueberry Festival" which may be three (3) days long.

   9.2 No more than four (4) outdoor festivals shall be held per calendar year.

   9.3 Outdoor festivals shall be restricted to daylight hours only.

10. All sound levels from the property zoned PD 14-0533 shall comply with EPC Chapter 1-10, sound and noise levels.

11. Entertainment on the retail building's outside deck (as depicted on the site plan) is permitted on Fridays, Saturdays and Sundays only. The entertainment shall cease at the following times: 10:00pm on Fridays and Saturdays; 8:00pm on Sundays. In order to ensure compliance with the noise standards set forth in condition 10, all amplified music shall be integrated through a sound limiter. No drum sets or bass guitars are permitted.

12. The property identified as 81328.0000 is permitted for AS-1 uses and an off-site parking lot for the Keel & Curley Winery. ~~Use of the lot for off-site parking shall be restricted to Fridays, Saturdays and Sundays only.~~

   12.1 A 10 foot wide buffer shall be provided along the south property line. A 20 foot wide buffer shall be provided along the west property line. Screening within the southern and western buffers shall consist of a 4 foot high split rail fence, 10 foot tall trees planted every 40 feet and hedges.

   12.2 The Thonotosassa and Forbes Roads Rural Scenic Corridors shall be 10 feet in width. The 8 foot wide perimeter buffer required adjacent to a roadway and landscaping required per Land Development Code Section 6.06.04.C shall be provided and placed adjacent to the Rural Scenic

Corridor easement. Split rail fencing, maximum height of 4 feet, shall be provided along the north and east property lines at a minimum setback of 10 feet.

12.3 One access point, from Forbes Road, to the off-site parking lot shall be permitted.

12.4 Placement of a crosswalk on folio 81328.0000 within the Thonotosassa Road and/or Forbes Road Rural Scenic Corridors is permitted.

12.5 Land Development Sections 6.05.02.D.2.b and 6.05.02.D.2.f. shall not apply to folio 81328.0000.

13. A pedestrian crossing from folio 81328.0000 (off-site parking lot) to folio 81279.0030 (Keel & Curley Winery and retail building) shall be provided. The crossing shall occur near the existing 4-way stop at Thonotosassa and Forbes Road, and not at mid-block. The crossing shall be accommodated with required crosswalk markings, signs and advance warning flashers (if warranted by Public Works) in accordance with FDOT Standards and criteria from TEM. Night time illumination with street lighting along Thonotosassa Road for the pedestrian crossing is required. A sidewalk on folio 81279.0030 from the site's main entrance shall be installed to connect to the pedestrian crossing. The sidewalk shall be placed north of the site's existing split-rail fence to avoid the pedestrians walking next to the existing ditch that runs along the north side of Thonotosassa Road.

14. The subject property shall be subject to the buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code, unless specified herein:

14.1 The applicant shall provide a 20 foot buffer with a Type B screening along the northern, southern and eastern boundary of folio number 81279.0030 shown on the general site plan. A pole barn is permitted to encroach 10 feet into the 20 foot buffer along the northern property adjacent to folio 81279.0007.

14.2 The applicant shall provide a 20 foot buffer with Type B screening along the western property line of folio 81279.0030 where adjacent to folios 81333.5902 and 81333.5904 should the crops located to the west of the modular office be removed and the area be used for overflow parking.

15. The subject property shall be subject to the parking requirements of Section 6.06.06 of the Hillsborough County Land Development Code.

16. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):

16.1 Ground Signs shall be limited to Monument Signs.

16.2 Billboards, pennants and banners shall be prohibited.

17. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.

18. Approval of this zoning petition by Hillsborough County does not constitute or guarantee that the Environmental Protection Commission approval/permits necessary for the development as proposed will

be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.

19. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

20. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/other surface water (OSW) line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County land Development Code (LDC).

21. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

22. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plan communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.

23. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.

24. The locations of trees that qualify as Grand Oaks must be identified on the submitted preliminary plan/plat as part of the Site Development/Subdivision Review process. Site design features to avoid the removal of these trees are to be displayed on the submitted preliminary plan.

25. The applicant shall provide internal access to any existing or future out parcels on the site (LDC 5.03.05 H).

26. The applicant shall be required to pave any portion of the access drive which lies within the existing right-of-way (LDC 6.04.05).

27. Based on the projected trip generation to the site, access onto the public road would be via "Type II" Minor Roadway Connection and would require minimum internal access (the "throat") driveways 50 feet from the edge of pavement of the public roadway. If the project entrances are gated, additional throat depth may be required.

28. The applicant shall provide a detailed traffic circulation plan, as part of the site plan submittal.

29. All ADA designated parking spaces within the subject site will remain accessible and unobstructed at all times.

30. All parking required for the ~~subject site will be contained within the subject site.~~ <u>property within the PD 14-0533 boundary will be provided within the PD 14-0533 boundary.</u>

31. ~~A parking study will be completed by the developer at the time of site construction in order to determine the current parking needs of the project in its entirety (i.e. the parking demand for existing and proposed development). Such parking study will be reviewed and approved by Hillsborough County. Concurrent with each increment of development, the developer shall be required to construct any parking identified as need pursuant to the parking study.~~

32. ~~Concurrent with each increment of development, the developer shall submit a trip generation and site access analysis which analyzes total project trips and shall be used to determine whether turn lanes are required pursuant to Sec. 6.04.04.D. This may require the developer to preserve, dedicate and convey or otherwise acquire additional right-of-way where necessary to construct required turn lanes. Inability to construct or otherwise accommodate required turn lanes may result in the developer being unable to construct to its maximum entitlement.~~

33. ~~As Thonotosassa Road is a substandard collector roadway, the developer will be required improve the public roadway network, between any project access which may be granted to Thonotosassa Road and the nearest roadway meeting an applicable standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.~~

34. ~~As N Forbes Road is a substandard collector roadway, the developer will be required improve the public roadway network, between any project access which may be granted to N Forbes Road and the nearest roadway meeting an applicable standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.~~

35. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

36. As a condition of approval of this matter, Keel & Curley will provide Environmental Protection Commission (EPC) access to their property to conduct noise monitoring and other inspections and a copy of their wedding/entertainment schedule on a monthly basis. In addition, EPC staff will be directed by their Board to conduct quarterly noise monitoring of Keel & Curley's outdoor musical entertainment acts. This would be in addition to EPC's normal practice of responding to any citizen complaints and monitoring as necessary. The purpose of the quarterly monitoring will be to ensure compliance with EPC's Noise Rule Chapter 1-10. EPC staff will also report the results to the Director of Development Services to assist them in assuring conformance with any of the conditions of their approval order. This quarterly monitoring shall continue until such time that the Executive Director of EPC makes a determination that this operation routinely complies with EPC's noise rule, but under no circumstances shall it be less than four calendar quarters.

37. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have

not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

CURRENTLY APPROVED

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted April 2, 2025.

1. The site shall be developed in accordance with AS-1 design standards, or as shown on the site plan. The project shall be approved for AS-1 zoning district uses, including a winery and farm related microbrewery (as defined below). The sale of alcohol is limited to beer and wine produced by the winery and microbrewery only. No liquor sales shall be permitted.

   1.1 The farm related microbrewery is defined as an establishment, located wholly on a farm, for the manufacture of malt liquors, such as beer and ale, using grains produced in other regions and other ingredients produced primarily on the farm or in the State of Florida. Production for the farm related microbrewery shall be limited to 250,000 gallons per year.

   1.2 The owner or operator of the microbrewery shall maintain records to verify that the total annual production of the malt liquors shall not exceed 250,000 gallons per year. The records shall be preserved for a minimum of three years. Within 14 days of a request by Hillsborough County, the owner or operator of the microbrewery shall provide a summary production report for review to verify the production for the period of time requested by Hillsborough County. The report shall include a signed affidavit from the owner or operator, or the accountant who prepared the report, attesting to its accuracy. If Hillsborough County determines the report needs further verification, an Independent Certified Audit shall be provided by the owner or operator at his expense in a timely manner. Failure to provide the required report and/or Independent Audit when requested or failure of the owner or operator to adequately demonstrate that the production is less than 250,000 gallons per year shall constitute grounds for the prosecution of a zoning violation on the property on which the microbrewery operates.

2. Alcoholic beverage permits shall be required to be obtained and maintained in accordance with LDC 6.11.11 and applicable State of Florida regulations for the sale of wine and beer, on-site consumption of wine and beer and manufacturing and distribution of wine and beer.

3. Buildings associated with the winery shall meet the setbacks and building heights of the AS-1 zoning district. Buildings associated with the microbrewery shall maintain a minimum setback of 20 feet where adjacent to a single-family use or agricultural use and 50 feet from any right of way. The maximum building height shall be 50 feet. All buildings shall be located within the "Existing and Future Winery/Brewery and Storage Warehouse Buildings" building envelope shown on the site plan.

4. The project shall be permitted a maximum 3,780 square foot building and attached outdoor deck (as depicted on the site plan) for the following uses: accessory retail sales associated with the winery and microbrewery; tastings and entertainment; wedding receptions; and use by groups such as local clubs, businesses and civic groups for events and meetings. The permitted building shall also permit the sales of products associated with the winery and microbrewery, such as, but not limited to, jams, jellies, syrups and specialty retail items associated with the uses. The project shall be permitted an additional 3,000 square foot building addition (as depicted on the site plan) for support operations, including office, storage, employee space, and kitchen. No portion of this addition shall be permitted for occupancy by members of the public.

5. Hours of operation for the retail building and attached outdoor deck (as depicted on the site plan) shall be as follows: 10:00am-11:00pm on Fridays and Saturdays and 11:00am-9:00pm on Sundays through

Thursdays. Entertainment held on the outside deck (as depicted on the site plan) shall be subject to the operational restrictions found within conditions 10 and 11.

6. In the event the winery ceases operating, no retail sales of beer, wine, related products or the uses specified in condition 4 shall be permitted. In the event the farm ceases operating, no farm related microbrewery shall be permitted.

7. The following setback and height restrictions shall apply to the retail sales building:

Minimum Side Setback:	15 feet
Minimum Front Setback:	50 feet
Minimum Rear Setback:	50 feet
Maximum Building Height:	50 feet

8. Weddings and receptions are permitted on the site within the southeast portion of folio 81279.0030 which is east of folio 81279.0050. No other areas of the property shall be utilized for weddings and/or receptions. Weddings shall be limited to no more than four per month. In addition, no weddings or related receptions shall occur on the property past 8:00 pm.

9. Outdoor festivals shall be allowed, provided the following are met:

   9.1 No such outdoor festival shall be more than two (2) days long, except the site's yearly "Blueberry Festival" which may be three (3) days long.

   9.2 No more than four (4) outdoor festivals shall be held per calendar year.

   9.3 Outdoor festivals shall be restricted to daylight hours only.

10. All sound levels from the property zoned PD 14-0533 shall comply with EPC Chapter 1-10, sound and noise levels.

11. Entertainment on the retail building's outside deck (as depicted on the site plan) is permitted on Fridays, Saturdays and Sundays only. The entertainment shall cease at the following times: 10:00pm on Fridays and Saturdays; 8:00pm on Sundays. In order to ensure compliance with the noise standards set forth in condition 10, all amplified music shall be integrated through a sound limiter. No drum sets or bass guitars are permitted.

12. The property identified as 81328.0000 is permitted for AS-1 uses and an off-site parking lot for the Keel & Curley Winery. Use of the lot for off-site parking shall be restricted to Fridays, Saturdays and Sundays only.

    12.1 A 10 foot wide buffer shall be provided along the south property line. A 20 foot wide buffer shall be provided along the west property line. Screening within the southern and western buffers shall consist of a 4 foot high split rail fence, 10 foot tall trees planted every 40 feet and hedges.

    12.2 The Thonotosassa and Forbes Roads Rural Scenic Corridors shall be 10 feet in width. The 8 foot wide perimeter buffer required adjacent to a roadway and landscaping required per Land Development Code Section 6.06.04.C shall be provided and placed adjacent to the Rural Scenic

Corridor easement. Split rail fencing, maximum height of 4 feet, shall be provided along the north and east property lines at a minimum setback of 10 feet.

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12.4 Placement of a crosswalk on folio 81328.0000 within the Thonotosassa Road and/or Forbes Road Rural Scenic Corridors is permitted.

12.5 Land Development Sections 6.05.02.D.2.b and 6.05.02.D.2.f. shall not apply to folio 81328.0000.

13. A pedestrian crossing from folio 81328.0000 (off-site parking lot) to folio 81279.0030 (Keel & Curley Winery and retail building) shall be provided. The crossing shall occur near the existing 4-way stop at Thonotosassa and Forbes Road, and not at mid-block. The crossing shall be accommodated with required crosswalk markings, signs and advance warning flashers (if warranted by Public Works) in accordance with FDOT Standards and criteria from TEM. Night time illumination with street lighting along Thonotosassa Road for the pedestrian crossing is required. A sidewalk on folio 81279.0030 from the site's main entrance shall be installed to connect to the pedestrian crossing. The sidewalk shall be placed north of the site's existing split-rail fence to avoid the pedestrians walking next to the existing ditch that runs along the north side of Thonotosassa Road.

14. The subject property shall be subject to the buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code, unless specified herein:

14.1 The applicant shall provide a 20 foot buffer with a Type B screening along the northern, southern and eastern boundary of folio number 81279.0030 shown on the general site plan. A pole barn is permitted to encroach 10 feet into the 20 foot buffer along the northern property adjacent to folio 81279.0007.

14.2 The applicant shall provide a 20 foot buffer with Type B screening along the western property line of folio 81279.0030 where adjacent to folios 81333.5902 and 81333.5904 should the crops located to the west of the modular office be removed and the area be used for overflow parking.

15. The subject property shall be subject to the parking requirements of Section 6.06.06 of the Hillsborough County Land Development Code.

16. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):

16.1 Ground Signs shall be limited to Monument Signs.

16.2 Billboards, pennants and banners shall be prohibited.

17. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.

18. Approval of this zoning petition by Hillsborough County does not constitute or guarantee that the Environmental Protection Commission approval/permits necessary for the development as proposed will

be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.

19. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

20. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/other surface water (OSW) line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County land Development Code (LDC).

21. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

22. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plan communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.

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24. The locations of trees that qualify as Grand Oaks must be identified on the submitted preliminary plan/plat as part of the Site Development/Subdivision Review process. Site design features to avoid the removal of these trees are to be displayed on the submitted preliminary plan.

25. The applicant shall provide internal access to any existing or future out parcels on the site (LDC 5.03.05 H).

26. The applicant shall be required to pave any portion of the access drive which lies within the existing right-of-way (LDC 6.04.05).

27. Based on the projected trip generation to the site, access onto the public road would be via "Type II" Minor Roadway Connection and would require minimum internal access (the "throat") driveways 50 feet from the edge of pavement of the public roadway. If the project entrances are gated, additional throat depth may be required.

28. The applicant shall provide a detailed traffic circulation plan, as part of the site plan submittal.

29. All ADA designated parking spaces within the subject site will remain accessible and unobstructed at all times.

30. All parking required for the subject site will be contained within the subject site.

31. A parking study will be completed by the developer at the time of site construction in order to determine the current parking needs of the project in its entirety (i.e. the parking demand for existing and proposed development). Such parking study will be reviewed and approved by Hillsborough County. Concurrent with each increment of development, the developer shall be required to construct any parking identified as need pursuant to the parking study.

32. Concurrent with each increment of development, the developer shall submit a trip generation and site access analysis which analyzes total project trips and shall be used to determine whether turn lanes are required pursuant to Sec. 6.04.04.D. This may require the developer to preserve, dedicate and convey or otherwise acquire additional right-of-way where necessary to construct required turn lanes. Inability to construct or otherwise accommodate required turn lanes may result in the developer being unable to construct to its maximum entitlement.

33. As Thonotosassa Road is a substandard collector roadway, the developer will be required improve the public roadway network, between any project access which may be granted to Thonotosassa Road and the nearest roadway meeting an applicable standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.

34. As N Forbes Road is a substandard collector roadway, the developer will be required improve the public roadway network, between any project access which may be granted to N Forbes Road and the nearest roadway meeting an applicable standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.

35. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

36. As a condition of approval of this matter, Keel & Curley will provide Environmental Protection Commission (EPC) access to their property to conduct noise monitoring and other inspections and a copy of their wedding/entertainment schedule on a monthly basis. In addition, EPC staff will be directed by their Board to conduct quarterly noise monitoring of Keel & Curley's outdoor musical entertainment acts. This would be in addition to EPC's normal practice of responding to any citizen complaints and monitoring as necessary. The purpose of the quarterly monitoring will be to ensure compliance with EPC's Noise Rule Chapter 1-10. EPC staff will also report the results to the Director of Development Services to assist them in assuring conformance with any of the conditions of their approval order. This quarterly monitoring shall continue until such time that the Executive Director of EPC makes a determination that this operation routinely complies with EPC's noise rule, but under no circumstances shall it be less than four calendar quarters.

37. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date

of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department	DATE: 04/28/2026
REVIEWER: Sarah Rose, Senior Planner	AGENCY/DEPT: Transportation
PLANNING AREA: East Rural	PETITION NO: 26-0612

- [ ] This agency has no comments.
- [ ] This agency has no objection.
- [ ] This agency has no objection, subject to the listed or attached conditions.
- [x] This agency objects for the reasons set forth below.

RATIONAL FOR OBJECTION

1. The applicant is requesting to remove Condition No. 31, which would require a complete parking study to be submitted at the time of site/construction plan review to determine "…the current parking needs of the project in its entirety (i.e. the parking demand for existing and proposed development)…" . Condition No. 31 was previously approved in order to address parking issues occurring at and near the subject site, calculate parking requirements to ensure that adequate parking is provided for both daily operations and the festivals/special events hosted on-site. Given the subject sites history of failing to contain parking within the PD, such study is needed to not only evaluate compliance with parking-related provisions the Land Development Code (LDC) to support routine operations, but also to evaluate whether there is sufficient code-compliant overflow parking for special events.

2. The 3,000sqft addition approved under the most recent PD modification (25-0585) is to be constructed within an area currently designated to serve as on-site parking, further reducing the existing level of parking (which already does not appear to be sufficient) while also increasing parking demand.

3. During the 25-0585 modification, the applicant's representatives previously confirmed that adjacent folio 8128.0200 (located outside of the PD) was being used to provide additional parking for the subject site. As was discussed during the previous zoning efforts, use of such parcel violates certain aspects of the LDC governing permissible zoning designations of such off-site parking, as well as other specific regulations relating to the design/configuration of such off-site parking (reference Section 6.05.02.D.2.). In response, applicant committed to cease utilizing the adjacent parcel for additional parking and replenish the required fencing and landscape buffer.

4. At a recent visit to the site during a special event, staff observed that parking for the subject use continues to occur within the adjacent lot (folio 8128.0200). The use is also utilizing parking within an additional lot located to the south of the subject site (within folio 81328.3200). This indicates that the existing on-site parking supply are insufficient to accommodate the site's operational needs and/or event-related demand. A Google Earth aerial dated October 24th, 2025 (provided below), illustrates the use of these adjacent

properties for unauthorized parking, and that such use continued subsequent to the last zoning modification. The red shaded area outlines the current PD boundary.

5. Staff have reached out to the applicant multiple times to inquire why such required studies/information has not been received, and the applicant's rationale as to why removal of this condition is supportable, and to request clarification regarding how the applicant plans to ensure that the subject site is provides adequate parking for both daily operations and festivals/special events hosted onsite. To date, no studies nor responsive answer has been received. As such, staff cannot support the removal of this condition.

6. The applicant is requesting to remove Condition No. 32, which requires the developer to "…submit a trip generation and site access analysis which analyzes total project trips and which shall be used to determine whether turn lanes are required pursuant to…" the Land Development Code. This condition was placed on the zoning to permit the required site access analysis to be deferred to the site/construction plan review stage. Besides being a requirement of the Development Review Procedures Manual (DRPM), such condition is necessary to evaluate whether turn lanes are required, as well as provides information necessary for the County Engineer to evaluate substandard road conditions and whether

any improvements may be needed/appropriate (both in the regular daily scenario and during any special events).

7. Staff has reached out to the applicant multiple times to inquire as to its rationale for elimination of the condition, and no responsive answer was received. It is unclear if this is an attempt to pre-emptively eliminate any required turn lanes by eliminating a requirement to study its project impacts. Staff notes that where such parking is located (and the nature of such parking, i.e. regular or overflow) is critical to evaluating site access needs (if any). It is appropriate and customary for an applicant to first conduct a study to determine whether turn lanes are required before seeking a waiver to a required turn lane. Such waiver would be in the form of a Section 6.04.02.B. Administrative Variance, whereby the County Engineer must make three findings for such variance to be granted. Perhaps the most important required finding is that the variance would not impact the public health, safety, and welfare. Without the required analysis and an analysis of crash history and other relevant factors, it is impossible to make such determination. Given the above, staff cannot support removal of this condition.

8. The applicant is requesting to remove Condition No. 33 and No. 34, which permit the deferment of the requirement outlined in the LDC and DRPM to address the substandard roadway conditions of both N. Forbes Rd. and Thonotosassa Rd. respectively.

9. N. Forbes Rd. and Thonotosassa Rd. have been identified as 2-lane, substandard, rural, undivided, county-maintained, collector roadways. In accordance with the DRPM and Section 06.04.03.L of the LDC, the project is required to *"...improve the roadway network between each project access and the nearest standard roadway, which may be require the developer to dedicate or otherwise obtain additional right-of-way",* apply for a 6.04.02.B administrative variance, or improve the roadway to a lesser standard by seeking a Design Exception in accordance with the Transportation Technical Manual/ Transportation Design Manual. Under the most recent modification to the PD (25-0585), the developer elected to defer addressing this issue to the time of plat/site construction (as is permitted pursuant to current practice); however, staff cannot support the removal of this condition without addressing it in one of the three permitted avenues To date, no responsive answer has been received, and the applicant has not submitted an AV or DE to waive such required improvements.

10. Lastly, the applicant is requesting to allow for the lot under Folio No. 81328.0000 permitted for off-site parking to *"....remain in it's current state of repair and not to be required to be paved"*.

11. Section 6.05.02.K of the LDC requires paving for minimum required parking (i.e. parking used on a frequent basis). Paving is required in order to provide a surface suitable for the quality and type of traffic using it, help control erosion (which can lead to unnecessary and costly ditch maintenance and increase the potential for clogging of systems and flooding surrounding areas, particularly during storm events), prevent air quality issues and other impacts to adjacent properties from dust. Unpaved parking areas generally inhibit the ability to permanently delineate parking spaces as required per the LDC, resulting in reduced parking efficiency and lower overall utilization of the lot.

12. Staff have reached out to the applicant multiple times to request clarification regarding how the subject site will comply with 06.05.02. of the LDC given this request. To date, no responsive answer has been received.

13. Under the 25-0585 conditions, this lot was restricted as an overflow lot only to be used on weekends, and as such staff was able to support the adjacent parking lot to remain un-paved in accordance with the occasional use standards per LDC Sec. 6.05.02.K.2. and Sec.6.05.02.K.3. As the applicant is requesting to modify Condition No. 12 to remove this restriction, the parking area cannot remain in its current unpaved condition.

14. While staff does not object to the removal of the weekend-only overflow restriction; traffic impacts from such change must be studied, and the lot must be retrofitted to comply with Section 06.05.02 of the LDC regarding required parking surface standards, unless an alternative material is proposed consistent with Section 06.05.02.K of the LDC which meets the performance standards contained therein.

15. Staff have reached out to the applicant multiple times requesting clarification regarding how the subject site will comply with the requirements outlined in Section 06.05.02. of the LDC or whether an alternative surface material is being proposed. To date, no responsive answer or sufficient documentation demonstrating compliance with this requirement has been received. Without this additional information, staff cannot support the condition change as proposed.

16. Given the above issues, there is insufficient information in the record to allow staff to fully evaluate the requested changes, and as such, staff recommend denial of the subject rezoning as presented.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS) to approved Planned Development (PD) 14-0533, most recently modified by PRS 25-0585, which is currently approved for a manufacturing farm, farm related micro-brewery, winery, special event venue, 3,780sqft of sit-down restaurant with an attached outdoor deck and accessory retail sales of products associated with the winery, and 3,000sqft of support operational uses such as a kitchen area and staff space. With this modification, the applicant is requesting to modify Condition No. 12 to remove the restriction limiting the off-site parking area to Friday–Sunday use, thereby allowing the lot to be utilized for additional parking on a full-time basis thereby permitting full-time use of the lot for additional parking, modify the language of Condition No. 30 to remove "subject site will be contained within the subject site" and include "property within the PD 14-0533 boundary will be provided within the PD 14-0533 boundary", to remove Condition No. 31 which would require the developer to complete and provide a parking study for the subject site at the time of plat/site construction, to remove Condition No. 32 which would require the developer to complete and provide a site access analysis for the subject site at the time of plat/site construction, to remove Condition No. 33 and No. 34 which would require the developer to address the substandard roadway conditions of Thonotosassa Rd. And N. Forbes Rd. respectfully at the time of plat/site construction, lastly the applicant requests to waive the

requirement to pave and strip the existing off-site dirt parking lot as required by Section 06.05.02.K of the LDC if the off-site parking lot is permitted for full-time use. The future land use is Residential -1 (R-1).

Trip Generation Analysis

While the proposed modification would not result in any additional entitlement, previous zoning efforts deferred study to the site/construction plan review phase, and staff notes no analysis was submitted as a part of this modification request. Staff's objection to this, based upon proposed changes to the transportation study requirement are outlined hereinabove. Staff have prepared a comparison of the trips potentially generated under the existing designations utilizing a generalized worst-case scenario for informational purposes. The data presented below is based on the *Institute of Transportation Engineers' Trip Generation Manual, 12th Edition*.

Staff notes that the following trip generation analysis does not account for additional approved uses within the subject Planned Development, such as the special event venue, winery/micro-brewery, or agricultural related uses which could generate significant additional trips. The County's current methodology for evaluating special event venues, which differs from the methodology in place at the time of the original Planned Development approval, requires information such as the maximum number of vehicles permitted per event and the duration of such events to facilitate a comprehensive analysis. This information was not provided, and so staff are unable to analyze those impacts.

Existing PD Modification Area Zoning Entitlements:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Sit Down Restaurant (ITE 932) 6,780sqft	726	65	61

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on N Forbes Rd. and Thonotosassa Rd.

N Forbes Rd. is a 2-lane, undivided, substandard county maintained, rural collector roadway. The roadway is characterized by +/- 11ft travel lanes, no bike lanes or sidewalks on either side of the roadway within the vicinity of the project, and within +/- 60ft of the right of way.

Thonotosassa Rd. is a 2-lane, undivided, substandard county maintained, rural collector roadway. The roadway is characterized by +/- 11ft travel lanes, +/- 4ft paved shoulders on both sides of the roadway, no bike lanes or sidewalks on either side of the roadway within the vicinity of the project, and within +/- 47ft of the right of way.

SITE ACCESS

The existing Planned Development is approved for one full access connection onto Thonotosassa Road and one full access connection onto N Forbes Road from the parcel under Folio No. 81328.0000.

Concurrent with the next increment of development, the applicant will be required to close and remove any connections not displayed and approved on the PD site plan.

REQUEST TO MODIDY EXISTING CONDITION NO. 30

Condition No. 30 was written into the existing conditions of approval to address the issue of adjacent lots (not within the PD) being utilized as supplemental parking areas for the subject site.

Section 06.05.02.D requires all parking required parking spaces to be located *"... on the same zoning lot as the principal use(s)"* and to be located *"within 300 feet walking distance of a public entrance to the structure or land area containing the use for which such spaces are required. A safe, direct, attractive, lighted and convenient pedestrian route shall exist or be provided between the off-site parking and the use being serve".* If the applicant wished to continue with the current parking arrangement, the option of modifying the PD to include this parcel. The applicant did not elect to do so.

With this application the applicant is proposing to modify Condition No. 30 to remove the passage "subject site will be contained within the subject site" and include "property within the PD 14-0533 boundary will be provided within the PD 14-0533 boundary". Staff assumes this to mean that all parking will be contained within the site and that the applicant will no longer utilize adjacent lots for additional parking. Staff reached out to the applicant for clarification to confirm this assumption. To date, no responsive answer has been received. Under this assumption staff does not object.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for Thonotosassa Road and N. Forbes Road are reported below.

Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Thonotosassa Road	McIntosh Road	Branch-Forbes Road	C	B
N. Forbes Road	Thonotosassa Road	Thonotosassa-Sam Allen Road	C	C

Source: 2024 Hillsborough County Level of Service (LOS) Report

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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: May 12, 2026	**COMMENT DATE:** April 9, 2026
PETITION NO.: 26-0612	**PROPERTY ADDRESS:** 5202, 5208, 5210, 5435 Thonotosassa Rd, and 3219, 3615 N. Forbes Rd
EPC REVIEWER: Abbie Weeks	**FOLIO #:** 0812790010, 0812790030, 0812790050, 0812790320, 0812790330, 0812780800, 0813280000
CONTACT INFORMATION: (813) 627-2600 x1101	
EMAIL: weeksa@epchc.org	**STR:** 15-28S-21E
REQUESTED ZONING: Minor Modification to PD	

FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	n/a
WETLAND LINE VALIDITY	n/a
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands are generally located as depicted on the site plan. A wetland flow-way is located in the northern portion of the project area that is not depicted on the site plan.

The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:

- Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.

- The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:
The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

- The subject property may contain wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed**.** Once delineated, surveys must be submitted for review and formal approval by EPC staff.

- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.

- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.

- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

aow /

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AGENCY COMMENT SHEET

BOCC LAND USE MEETING MAY 12, 2026	
APPLICATION NUMBER: PRS 26-0612 **FOLIO NUMBER:** 812790010 & 812790030 **COMMENT DATE:** 4/27/2026	
FINDINGS	
CASE NUMBER	Warning Notice 2025-0222W
RESPONSIBLE PARTY	Clarence Joseph Keel, IV President, Keel Farms
VIOLATION LOCATION	5210 Thonotosassa Road Plant City, FL 33565
VIOLATION	On going investigation of alleged violation of permit conditions and exceedances of groundwater water quality rules.
STATUS	OPEN
SUMMARY: Warning Notice #2025-0222W (EPC Water Division) was issued on November 25, 2025 due to alleged non-compliance with the Rule 62-520, FAC and Industrial Wastewater permit FLA759171 regarding groundwater water quality limits for Iron, Aluminum, and pH.	

Hillsborough County Florida

ENVIRONMENTAL SERVICES DIVISION
PO Box 1110
Tampa, FL 33601-1110

Agency Review Comment Sheet

NOTE: Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO:	Zoning Review, Development Services	**REQUEST DATE:**	3/9/2026
REVIEWER:	Kim Cruz, Environmental Supervisor	**REVIEW DATE:**	3/19/2026
PROPERTY OWNER:	Keel Farms Inc.	**PID:**	26-0612
APPLICANT:	Keel Farms Inc.		
LOCATION:	5210 Thonotosassa Rd. Plant City, FL 33565 3615 N Forbes Rd. Plant City, FL 33565 5208 Thonotosassa Rd. Plant City, FL 33565 5434 Thonotosassa Rd. Plant City, FL 33565 0 Thonotosassa Rd. Plant City, FL 33565 3219 N Forbes Rd. Plant City, FL 33565		
FOLIO NO.:	81279.0030, 81278.0800, 81279.0010, 81279.0050, 81279.0320, 81279.0330, 81328.0000,		

AGENCY REVIEW COMMENTS:

At this time, according to the Florida Department of Environmental Protection well location information, the property is located within 500 feet of Non-Transient Non-Community. The well is located on the subject property and is used to serve that installation's operation; therefore, the properties are not subject to the Potable Water Wellfield Protection Area (PWWPA) regulations of Ch. 62-521, Florida Administrative Code as it relates to the owners well.

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the property is not located within a Wellhead Resource Protection Area (WRPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

Based on the above Wellhead and Surface Water Resource Protection information, Hillsborough County Environmental Services Division has no objection to the applicant's request at this time.

AGENCY COMMENT SHEET

TO: **Zoning/Code Administration**, **Development Services Department**

FROM: **Reviewer**: Andria McMaugh **Date:** 04/03/2026

Agency: Natural Resources **Petition #:** 26-0612

(X) This agency has **no comment**

( ) This agency has **no objections**

( ) This agency has **no objections, subject to listed or attached conditions**

( ) This agency **objects, based on the listed or attached issues.**

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management **DATE:** 03-16-2026

REVIEWER: **Jan Kirwan, Conservation and Environmental Lands Management**

APPLICANT: P. Colin Rice **PETITION NO:** 26-0612

LOCATION: Plant City

FOLIO NO: 81279.0030 81279.0050 81279.0320 81279.0330 81278.0800 81328.0000, 81279.0010 **SEC:** 15 **TWN:** 28 **RNG:** 21

☒ This agency has no comments.

☐ This agency has no objection.

☐ This agency has no objection, subject to listed or attached conditions.

☐ This agency objects, based on the listed or attached conditions.

COMMENTS: _____.

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: PRS 26-0612 **REVIEWED BY:** Clay Walker, E.I. **DATE:** 3/10/2026

FOLIO NO.: 81278.0800, 81279.0010, 81279.0030, 81279.0050, 81279.0320, 81279.0330, 81328.0000

WATER

☐ The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.

☐ A __ inch water main exists ☐ (adjacent to the site), ☐ (approximately __ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

☐ Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

☐ The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.

☐ A ___ inch wastewater gravity main exists ☐ (adjacent to the site), ☐ (approximately _ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

☐ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service is not generally allowed. If the site is required or otherwise allowed to connect to the potable water and/or wastewater systems, there will be offsite improvements required that extend beyond a connection to the closest location with existing infrastructure. These points-of-connection will have to be determined at time of application of service as additional analysis will be required to make the final determination .